



INSPECTION SERVICES DIVISION



www.burlingtonvt.gov/DPW/Municipal-Agreement-Mission-Statement

Specific to the Burlington City Code of Ordinances – Chapter 8 and current adopted Vermont Fire and Building Safety Codes and Standards

CODE COMPLIANCE INFORMATION SHEET

LIVING SPACE OVER A GARAGE

All construction documents adopted and applied in the City of Burlington are adopted directly through legislative process in the State. The State of VT Fire & Building Safety Code adopts and amends the model codes to fit Vermont's needs. Burlington adopts this document and applies the same.

PERMITS REQUIREMENTS

A) Zoning Permits (land use based) are required for converting/changing use and adding new living space. Please contact the Zoning Department directly at (802) 865-7188 or visit the web site at: <https://www.burlingtonvt.gov/PZ>.

B) Construction Permits Required (Life Safety & Structural base codes & standards) that include and not limited to; building, electrical, plumbing, heating and may also require fire alarm & sprinkler. Structures that are four stories in height per definition of the codes automatically require sprinkler systems.

Please contact DPW/ISD Customer Service directly at (802) 863-9094 X3 or visit the web site at: <https://www.burlingtonvt.gov/DPW/Municipal-Agreement-Mission-Statement>

Any and all living space above a garage must meet the minimum construction standards that supports an hour envelope around the space specific to National Recognized construction standards.

STRUCTURAL

- ❖ Floor system must meet a forty pound live loads (40 PSF).
- ❖ All engineered beams and trusses must be accompanied by the engineer's stamped documentation.

CONSTRUCTION STANDARD RATING

- ❖ **Separation between living unit and garage:** living units from living units and any access to any living unit shall have a minimum of one-hour fire separation. Typical one-hour rated wall comprises of a minimum 2 x 4 construction in-between a layer of 5/8 type X Fire Rated Sheet rock on each side.
- ❖ **Door leading into the home:** with living space over an attached garage must be a 1-hour rated door by an approved National Recognized Agency approved in the United State.

- ❖ **Wall separating the existing home** and attached garage with living space above needs to be rated wall assembly approved by a National Recognized Agency (NRA) approved in the United States. Design supporting the rating as approved by NRA shall be submitted.
- ❖ **Interior stairs in the garage leading to the living space** above an attached garage shall be an approved one-hour approved assembly by an approved National Recognized Agency approved in the United States.

INTERIOR ENVIRONMENT

- ❖ All habitable spaces must have a min of 7 in. to 6 in. of clear ceiling height over 66% (2/3rd) of the habitable/livable floor area.
 - ❖ Interconnected Smoke & Carbon Monoxide Detectors

STAIRS

- ❖ Winder style: Winders have specific design criteria. Please consult with the Code Consultant (City Building Inspector) to confirm design and compliance.
- ❖ Standard Stair Rise & Run: One and Two Family; 7.75 maximum rise and 10 in. minimum tread.
 - ❖ All other rise and run: 7 in. max rise and 11 in. minimum tread.
- ❖ Headroom: Clear headroom must measure of 6 ft. 8 in. (6'-8") at all points measured vertically off the toe of the tread.
 - ❖ Handrails: 34-38 in. measured vertically off the toe of the tread on each side continuous.
 - ❖ Minimum stair width shall be 36 in..
- ❖ All exterior stairs need to be covered or constructed with materials to prevent accumulation of snow & ice.

http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs_codesheet_stairs.pdf

EMERGENCY ESCAPE

- ❖ Every living and sleeping area requires second means of egress out of; a door leading to directly to the outside or an emergency escape window that needs a 5.7 sq. ft. net clear opening and not more than 44 in. off the finish floor.

http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs_code_sheet_windows.pdf

GUARDRAILS

Decks, balconies, porches, etc. that meet and exceed thirty inches (30 in.) off average grade, a 42 in. guardrail is required. All baluster spacing and must remain at a maximum of 4 in. apart.

http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs_codesheet_handrail_guards.pdf